

Robin Crosbie

From: Jahn Hart [jhart@Longmeadow.k12.ma.us]
Sent: Friday, November 06, 2009 4:38 PM
To: Kevin Sullivan
Cc: Luxenberg, Jeffery; Luskin, Noah; Chris Alles; George Driscoll; Mary Pichetti; Gale.candaras@state.ma.us; Rep.BrianAshe@hou.state.ma.us; rebarkett@gmail.com; Robin Crosbie; swansonlsc@msn.com; Christine Swanson (School Committee); Mary Vogel (School Committee); Dianne Georgantas
Subject: RE: Initial Review of Feasibility Study for the Longmeadow H.S.
Attachments: LongmeadowResponseToPrelimEvalofFeasibilityStudy11-6-09.pdf; LHS Space Summary 11-6-09.pdf; LHS Space Summary New Only 11-6-09.pdf

Dear Ms. Pichetti et al,

Attached is Longmeadow's response to your preliminary evaluation of the feasibility study. Included is a revised space summary for the project, as well as a revised space summary for the new construction only.

Please feel free to contact me with any questions.

We look forward to seeing you on November 18th.

A hard copy will follow.

Sincerely,

Jahn Hart

*E. Jahn Hart
Superintendent
Longmeadow Public Schools
"eyes on the child - learning"
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Longmeadow, MA 01106
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From: Kevin Sullivan [mailto:Kevin.Sullivan@MassSchoolBuildings.org]
Sent: Tuesday, November 03, 2009 1:54 PM
To: Jahn Hart
Cc: Luxenberg, Jeffery; Luskin, Noah; Chris Alles; George Driscoll; Mary Pichetti

11/15/2010

Subject: Initial Review of Feasibility Study for the Longmeadow H.S.

Superintendent Hart:

Attached please find a letter and comments from our initial review of the Feasibility Study for the Longmeadow High School. A hard copy is being mailed out today. If you have any questions or concerns do not hesitate to call or email me.

Thanks,

Kevin

Longmeadow High School
Proposed Space Summary Option 2B New Construction Only Revised 11/6/09

DRAFT				PROPOSED Option 2B			MSBA Guidelines 1000 students												
LONGMEADOW HIGH SCHOOL				New			MSBA Guidelines 1000 students												
ROOM TYPE	Existing Conditions			ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	Comments						
	ROOM NFA ¹	# OF RMS	area totals																
CORE ACADEMIC SPACES			69			45,573						63		49,800				43,870	
<i>(List classrooms of different sizes separately)</i>																			
Classroom - General			36			28,344	850	32	27,200	850	33	31,350		850 SF min - 950 SF max					
Ex CR - English	726	1	726	850	8	6,800													
Ex CR - Math	723	1	723	850	9	7,650													
Ex CR - History	774	1	774	850	7	5,950													
Ex CR - Foreign Language	726	1	726	850	8	6,800													
Small Group Seminar (20-30 seats)			0	600	4	2,400				500	2	1,000							
Science Classroom / Lab	0	12	11,346	1,200	10	12,000				1,200	9	10,800		period / day / student					
Prep Room		11	1,855	80	10	800				80	9	720							
Teacher Centers	0	5	1,250	1,000	5	5,000													
Computer Labs (shared)	0	3	2,778	1,200	2	2,400													
Health Classroom	0	0	0											Moved per 11/3/09 MSBA letter					
SPECIAL EDUCATION			7,173			6,310						6,870							
<i>(List classrooms of different sizes separately)</i>																			
Self-Contained SPED (Behavioral)			0	850	2	1,700	850	1	850	850	7	6,850		assumed 8% of pop. in self-contained SPED					
Resource (L/Me SKiNs)	0	0	0	80	1	80				60	7	420							
Self-Contained SPED Toilet (L/Me SKiNs)			0	400	7	2,800				500	3	1,500		1/2 size Genl. Ctrm.					
Resource Room / Seminar Room	0	0	0	200	1	200				500	3	1,500		1/2 size Genl. Ctrm.					
Small Group Room (conference rm)	0	0	0	150	1	150													
Director's Office	80	1	80	350	1	350													
Secretary/Work Area	270	1	270	100	1	100													
Testing /Storage Room (Verify rm. use)	233	1	233	100	1	100													
Social Worker	56	1	56	100	1	100													

**Longmeadow High School
Proposed Space Summary Option 2B New Construction Only Revised 11/6/09**

DRAFT				PROPOSED Option 2B			MSBA Guidelines 1000 students			
LONGMEADOW HIGH SCHOOL				New			MSBA Guidelines 1000 students			
ROOM TYPE	Existing Conditions			New			MSBA Guidelines 1000 students			
	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	Comments
ART & MUSIC			11,874			9,850			4,700	
Art Classroom - 25 seats										
Painting	967	1	967	1,200	1	1,200				
Drawing	952	1	952							
Digital Imaging (iMAC computer lab)	937	1	937	1,400	1	1,400				
Graphics/Printmaking	952	1	952							
Ceramics (excludes Kiln Room)	1,140	1	1,140	1,050	1	1,050				
Sculpture	1,140	1	1,140							
Photography										
Photography class studio	420	1	420							
Darkroom - 1	120	1	120							
Ex Darkroom - 2	170	1	170							
Ex Darkroom - 3	170	1	170							
Art Workroom w/ Storage & kiln	0	0	0	200	2	400	150	2	300	
Ex kiln room (Separate Room)	147	1	147	150	1	150				
Storage										
Storage - supplies	70	1	70							
Storage, separate - supplies	98	1	98							
Storage - student projects	0	0	0	200	1	200				
Teacher Center	98	1	98							
Band/Chorus - 60-100 seats	1,547	1	1,547	2,000	1	2,000	1,500	1	1,500	Assumed use - 25% Population - 5 times/week
Choral Room - Separate	1,406	1	1,406	1,600	1	1,600				
Practice Rooms										
Ensemble / Multi-purpose (shared)	0	0	0							
Ex Choral	128	1	128							
Ex Band	144	1	144							
Music Practice (small)	0	0	0	75	6	450	75	4	300	
Ex Choral	50	1	50							
Ex Choral	50	1	50							
Ex Band	48	1	48							
Ex Band	48	1	48							
Music Laboratory (MDL)	310	1	310	400	1	400				
Music Library	0	0	0	200	1	200				
Ex Choral Library	135	1	135							
Ex Instrumental Library	144	1	144							
Instrument Storage	295	1	295	300	1	300				
Uniform Storage (Choral Robes)	58	1	58	100	1	100				
Perf. Arts Teacher Offices (2) of Instrumental, Choral, Drama	0	0	0	100	2	200				
Ex Choral Office	130	1	130							
VOCATIONS & TECHNOLOGY			11,518			2,400			12,900	
Tech Ctr. - (Business CR)	0	0	0							
General Business/computer Lab	0	0	0				1,200	4	4,800	Assumed use - 50% Population - 5 times/week
Tech Shop - (E.G. Consumer, Wood)	0	0	0				2,000	4	8,000	Assumed use - 50% Population - 5 times/week
Lecture / Presentation Hall (BTC shared)	0	0	0							
BTC (combined: (3) Tech Classrooms, (2) Computer Labs, Teaching Center, and Lecture Presentation Hall)	10,518	1	10,518							
Applied Learning Classrooms (Workroom/resource)	0	0	0	1,200	2	2,400				
Dept. Storage	0	0	0							
Video/TV										
Student Video Studio (portion of ex LCTV)	800	1	800							
Student Video editing (portion of ex LCTV)	200	1	200							

Longmeadow High School
Proposed Space Summary Option 2B New Construction Only Revised 11/6/09

DRAFT				PROPOSED Option 2B			MSBA Guidelines 1000 students			
LONGMEADOW HIGH SCHOOL	Existing Conditions			New			MSBA Guidelines 1000 students			
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	Comments
HEALTH & PHYSICAL EDUCATION			23,875			18,598			19,890	
Gymnasium	8,232	1	8,232	12,500	1	12,500	10,000	1	10,000	Pool & support moved to "Other," Health CR to "Academics" per MSBA 1/13/09 letter
PE Alternatives (Fitness, Wrestling, Aerobics, Dance)	3,881	1	3,881				3,900	1	3,900	
Weight Room (Existing in Basement)	2,356	1	2,356							
Gym Storeroom	0	0	0	300	1	300	300	1	300	
Locker Rooms - Boys/Girls w/Toilets			0	1,400	4	5,600	1,400	4	5,600	
Phys. Ed. Storage	0	0	0	500	1	500	500	1	500	
Athletic Director's Office/ Teaching Center	144	1	144	240	1	240	150	1	150	
Assistant Athletic Director (female)	180	1	180							
Health Instructor's Office-w/Rever-S-Toilet	0	0	0				250	1	250	
Coaches/Officials Changing Room/Toilet	0	0	0	225	2	450				
MEDIA CENTER			11,898			6,150			6,150	
Media Center incl. 1,860 sf Reading Room; excludes ramp for school circulation	9,227	1	9,227	4,040	1	4,040	6,150	1	6,150	
Office	232	1	232	230	1	230				
Workroom/Resource Room	552	1	552	550	1	550				
Computer Lab	856	1	856	850	1	850				
Group Project Rooms (full glass)	0	0	0	120	2	240				
Small Project/Testing Rooms (full glass)	77	3	231	60	4	240				
AUDITORIUM / DRAMA			6,918			16,217			9,567	
Auditorium				6,667	1	6,667	6,667	1	6,667	2/3 Enrollment @ 10 SF/Seat - 750 seats MAX
Existing conditions (815 seats)	4,173	1	4,173							
Stage	1,562	1	1,562	1,500	1	1,500	1,600	1	1,600	
Stage Wings (incl. in existing stage)	0	0	0	225	2	450				
Stage Apron	164	1	164	300	1	300				
Auditorium Storage	0	0	0	500	1	500	500	1	500	
Make-up / Dressing Rooms	0	0	0	300	2	600	300	2	600	
Controls / Lighting / Projection	120	1	120	200	1	200	200	1	200	
DINING & FOOD SERVICE (LHS schedule interview)			11,978			8,200			8,200	
Cafeteria / Student Lounge/ Break-out	8,007	1	8,007				5,000	1	5,000	3 seatings - 15SF per seat
400 seats max. capacity per 8/11/09 mtg				6,000	1	6,000				
Chair / Table Storage				400	1	400	400	1	400	
Kitchen (incl. serving)	2,992	1	2,992	2,300	1	2,300	2,300	1	2,300	1000 SF for first 300 + 1 SF/Student Adult
Staff Lunch Room	980	1	980	500	1	500	500	1	500	20 SF/Occupant
MEDICAL (LHS schedule interview)			682			918			910	
Medical Suite Toilet				60	1	60	60	1	60	
Nurses' Office/Waiting Room			0	250	1	250	250	1	250	
Interview Room			0	100	2	200	100	2	200	
Examination Room / Resting			0	100	4	400	100	4	400	

Longmeadow High School
Proposed Space Summary Option 2B New Construction Only Revised 11/6/09

DRAFT				PROPOSED Option 2B			MSBA Guidelines 1000 students			
LONGMEADOW HIGH SCHOOL				New						
ROOM TYPE	Existing Conditions			New			MSBA Guidelines 1000 students			
	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	Comments
ADMINISTRATION & GUIDANCE				6,190'			6,190'			
General Office / Waiting Room/Toilet	0	0	0	400	1	400	500	1	500	
Teachers' Mail and Time Room	0	0	0	100	1	100	100	1	100	
Duplicating Room (Ex. at Media Center)	674	1	674	200	1	200	200	1	200	
Records Room (ex. vault)	98	1	98	120	1	120	200	1	200	
Principals Office w/ Conference Area	0	0	0	200	1	200	375	1	375	
Principals Secretary / Waiting	230	1	230	120	1	120	125	1	125	
Assistant Principals Office - AP1	132	1	132	150	1	150	150	1	150	
Assistant Principals Office - AP2	132	1	132	150	1	150	150	1	150	
Supervisory / Spare Office	178	1	178	120	1	120	120	1	120	
Conference Room (share w/Guidance)	454	1	454	450	1	450	450	1	450	
Multi-purpose, shared	0	0	0	200	1	200				
I.S. (Internal Suspension)	532	1	532	300	1	300				
SAG (Substance Abuse Office) and conf.	315	1	315	300	1	300				
ELL (English Language Learners)	90	1	90	100	1	100				
SRO (School Resource Officer)	88	1	88	100	1	100				
Guidance Office (Director)	132	1	132	150	1	150	750	1	750	
Guidance Offices (Counselors)	0	0	0	120	4	480				
Administrative Assistant	77	1	77	75	2	150				
Guidance Waiting Room	596	1	596	100	1	100	100	1	100	
Guidance Storeroom	109	1	109	100	1	100	100	1	100	
Small Conference Room	0	0	0	200	1	200				
Career Center/ Resource Library	713	1	713	400	1	400	400	1	400	
Records Room	0	0	0	150	1	150	150	1	150	
Metco Room	742	1	742	400	1	400				
Department Chair Offices				150	7	1,050				Moved to Adm per 11/3/09 MSBA Letter
Ex English	88	1	88							
Ex Math	340	1	340							
Ex History	80	1	80							
Ex Foreign Language	181	1	181							
Ex Science	100	1	100							
Visual Arts	98	1	98							
Musical Arts	84	1	84							
CUSTODIAL & MAINTENANCE				2,986'			2,376'			
Custodian's Office				150	1	150	150	1	150	
Custodian's Workshop				250	1	250	250	1	250	
Custodian's Storage	284	1	284	200	1	200	375	1	375	
Recycling Room / Trash				400	1	400	400	1	400	
Receiving and General Supply	2,391	1	2,391	400	1	400	400	1	400	
Storeroom (excludes Dept. storage?)	0	0	0	400	1	400	600	1	600	
Network/Telecom Room	300	1	300	200	1	200	200	1	200	

Longmeadow High School
Proposed Space Summary Option 2B New Construction Only Revised 11/6/09

DRAFT				PROPOSED Option 2B			MSBA Guidelines 1000 students			
LONGMEADOW HIGH SCHOOL	Existing Conditions			New			ROOM NFA ¹	# OF RMS	area totals	Comments
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	Comments
OTHER			25,819			0			0	
Other (specify)										
Room 40 (IT shared with LHS)	1,503	1	1,503							
Pool	8,051	1	8,051							Moved per 11/3/09 MSBA letter
Pool Locker Rooms (PE Boys/Girls Grades 9&10)	2,447	2	4,894							Moved per 11/3/09 MSBA letter
Maintenance Garage	807	1	807							Moved and deleted per 11/3/09 MSBA letter
Maintenance Garage, Lockers, toilets	1,382	1	1,382							Moved and deleted per 11/3/09 MSBA letter
SCHOOL CENTRAL OFFICE			7,958							
LCTV (Lase shared studio and editing with school)			1,428							
Office (portion of ex LCTV)	290	0	0							
Storage (portion of ex LCTV)	228	0	0							
Total Building Net Floor Area (NFA)			166,922			122,417			122,812	
Proposed Student Capacity/Enrollment						1,000			1,000	
Total Building Gross Floor Area (GFA)²			246,000			184,848			185,000	
Grossing factor (GFA/NFA)			1.49			1.51			1.51	

Longmeadow High School
Proposed Space Summary Option 2B Revised 11/6/09

DRAFT

LONGMEADOW HIGH SCHOOL			
Existing Conditions			
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
CORE ACADEMIC SPACES		69	45,573
<i>(List classrooms of different sizes separately)</i>			
Classroom - General		38	28,344
Ex CR - English	726	1	726
Ex CR - Math	723	1	723
Ex CR - History	774	1	774
Ex CR - Foreign Language	726	1	726
Small Group Seminar (20-30 seats)			
Science Classroom / Lab.		12	11,346
Prap Room		11	1,855
Teacher Centers		5	1,250
Computer Labs (shared)		3	2,778
Health Classroom			
SPECIAL EDUCATION			7,173
<i>(List classrooms of different sizes separately)</i>			
Self-Contained SPED (Behavioral)			
Resource (Life Skills)	1,398	1	1,398
Self-Contained SPED Toilet (Life Skills)			
Resource Room / Seminar Room			
Ex Resource	724	1	724
Ex Resource	703	1	703
Ex Resource	723	1	723
Ex Resource (Lot?)	742	1	742
Small Group Room (conference rm)	742	1	742
Ex Resource	420	1	420
Ex Resource	420	1	420
Ex Resource	420	1	420
Ex Resource	242	1	242
Director's Office	80	1	80
Secretary/Work Area	270	1	270
Testing /Storage Room (Varily rm. use)	233	1	233
Social Worker	58	1	58

PROPOSED Option 2B								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		858		63	48,800		63	58,858
			850	32	27,200	850	32	27,200
			850	8	6,800	850	8	6,800
			850	9	7,650	850	9	7,650
			850	7	5,950	850	7	5,950
			850	8	6,800	850	8	6,900
			600	4	2,400	600	4	2,400
			1,200	10	12,000	1,200	10	12,000
			80	10	800	80	10	800
			1,000	5	5,000	1,000	5	5,000
			1,200	2	2,400	1,200	2	2,400
850	1	850				850	1	850
		0			8,310			6,318
			850	2	1,700	850	2	1,700
			850	1	850	850	1	850
			80	1	80	80	1	80
			400	7	2,800	400	7	2,800
			200	1	200	200	1	200
			150	1	150	150	1	150
			350	1	350	350	1	350
			100	1	100	100	1	100
			100	1	100	100	1	100

MSBA Guidelines 1900 students			
ROOM NFA ¹	# OF RMS	area totals	Comments
		43,878	
850	33	31,350	850 SF min - 850 SF max
500	2	1,000	
1,200	9	10,800	period / day / student
80	9	720	
			Moved per 11/3/09 MSBA letter
		10,078	
850	7	6,850	assumed 8% of pop. in self-contained SPED
80	7	420	
500	3	1,500	1/2 size Genl. Cfm.
500	3	1,500	1/2 size Genl. Cfm.

Longmeadow High School Proposed Space Summary Option 2B Revised 11/6/09

DRAFT			
LONGMEADOW HIGH SCHOOL			
Existing Conditions			
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
HEALTH & PHYSICAL EDUCATION			23,875
Gymnasium	8,232	1	8,232
PE Alternatives (Fitness, Wrestling, Aerobics, Dance)	3,881	1	3,881
Weight Room (Existing in Basement)	2,358	1	2,358
Gym Storeroom			
Locker Rooms - Boys/Girls w/Toilets			
Phys. Ed. Storage			
Athletic Director's Office/ Teaching Center	144	1	144
Assistant Athletic Director (female)	160	1	160
Health Instructor's Office w/Shower & Toilet			
Coaches/Officials Changing Room/Toilet			
MEDIA CENTER			11,898
Media Center incl. 1,960 sf Reading Room; excludes ramp for school/circulation	9,227	1	9,227
Office	232	1	232
Workroom/Resource Room	552	1	552
Computer Lab	856	1	856
Group Project Rooms (full glass)			
Small Project/Testing Rooms (full glass)	77	3	231
AUDITORIUM / DRAMA			8,919
Auditorium			
Existing conditions (815 seats)	4,173	1	4,173
Stage	1,562	1	1,562
Stage Wings (incl. in existing stage)			
Stage Apron	164	1	164
Auditorium Storage			
Make-up / Dressing Rooms			
Controls / Lighting / Projection	120	1	120
DINING & FOOD SERVICE (LHS schedule interview)			11,978
Cafeteria / Student Lounge/ Break-out	8,007	1	8,007
400 seats max. capacity per 8/11/09 mtg			
Chair / Table Storage			
Kitchen (incl. serving)	2,992	1	2,992
Staff Lunch Room	880	1	880
MEDICAL (LHS schedule interview)			662
Medical Suite Toilet			
Nurses' Office/Waiting Room			
Interview Room			
Examination Room / Resting			

PROPOSED Option 2B								
Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		6,640			19,590			25,230
			12,500	1	12,500	12,500	1	12,500
3,000	1	3,000				3,000	1	3,000
2,400	1	2,400				2,400	1	2,400
			300	1	300	300	1	300
			1,400	4	5,800	1,400	4	5,800
			500	1	500	500	1	500
			240	1	240	240	1	240
120	1	120				120	1	120
120	1	120				120	1	120
			225	2	450	225	2	450
		0			6,150			6,150
			4,040	1	4,040	4,040	1	4,040
			230	1	230	230	1	230
			550	1	550	550	1	550
			850	1	850	850	1	850
			120	2	240	120	2	240
			60	4	240	60	4	240
		0			10,217			10,217
			6,667	1	6,667	6,667	1	6,667
			1,500	1	1,500	1,500	1	1,500
			225	2	450	225	2	450
			300	1	300	300	1	300
			500	1	500	500	1	500
			300	2	600	300	2	600
			200	1	200	200	1	200
		0			9,208			9,208
			6,000	1	6,000	6,000	1	6,000
			400	1	400	400	1	400
			2,300	1	2,300	2,300	1	2,300
			500	1	500	500	1	500
		0			918			918
			60	1	60	60	1	60
			250	1	250	250	1	250
			100	2	200	100	2	200
			100	4	400	100	4	400

MSBA Guidelines 1900 students			
ROOM NFA ¹	# OF RMS	area totals	Comments
		19,898	
10,900	1	10,900	Pool & support moved to "Other"; Health CR to "Academics" per MSBA 11/3/09 letter
3,000	1	3,000	
300	1	300	
1,400	4	5,600	
500	1	500	
150	1	150	
250	1	250	
		6,150	
6,150	1	6,150	
		8,667	
6,667	1	6,667	2/3 Enrollment @ 10 SF/Seat - 750 seats MAX
1,600	1	1,600	
500	1	500	
300	2	600	
200	1	200	
		8,208	
5,000	1	5,000	3 seatings - 15SF per seat
400	1	400	
2,300	1	2,300	1000 SF for first 300 + 1 SF/Student Add'l
500	1	500	20 SF/Occupant
		918	
60	1	60	
250	1	250	
100	2	200	
100	4	400	

Longmeadow High School
Proposed Space Summary Option 2B Revised 11/6/09

DRAFT

LONGMEADOW HIGH SCHOOL			
	Existing Conditions		
ROOMTYPE	ROOM NFA ¹	# OF RMS	area totals
OTHER			26,818
Other (specify)			
Room 40 (IT shared with LHS)	1,503	1	1,503
Pool	8,051	1	8,051
Pool Locker Rooms (PE Beyond Grades 8-10)	2,447	2	4,894
Maintenance Garage	807	1	807
Maintenance Garage, Lockers, toilets	1,382	1	1,382
SCHOOL CENTRAL OFFICE			7,968
LCTV (Less shared studio and editing with school)			1,426
Office (portion of ex LCTV)	290		
Storage (portion of ex LCTV)	226		
Total Building Net Floor Area (NFA)			166,822
Proposed Student Capacity/Enrollment			
Total Building Gross Floor Area (GFA)²			248,008
Grossing factor (GFA/NFA)			1.49

PROPOSED Option 2B

Existing to Remain/Renovated			New			Total		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		19,171			0			19,171
1,300	1	1,300				1,300	1	1,300
8,051	1	8,051				8,051	1	8,051
2,447	2	4,894				2,447	2	4,894
4,500	1	4,500				4,500	1	4,500
200	1	200				200	1	200
226	1	226				226	1	226
		32,561			122,417			164,978
		1,000			1,000			1,000
		52,008			184,849			236,849
		1.68			1.51			1.53

MSBA Guidelines
1909 students

ROOM NFA ¹	# OF RMS	area totals	Comments
		122,812	
		1,000	
		185,080	
		1.51	
			Moved per 11/3/09 MSBA letter
			Moved per 11/3/09 MSBA letter
			Moved and deleted per 11/3/09 MSBA letter
			Moved and deleted per 11/3/09 MSBA letter

LONGMEADOW PUBLIC SCHOOLS

Longmeadow•Massachusetts•01106

"Eyes On The Child-Learning"



E. Jahn Hart, Superintendent of Schools
Maureen Wilson, Assistant Superintendent for Instruction

Phone: (413) 565-4200
Fax: (413) 565-4215

November 6, 2009

Ms. Mary Pichetti
Director of Capital Planning
Massachusetts School Building Authority
3 Center Plaza, Suite 430
Boston, MA 02108

RE: Preliminary Evaluation of Feasibility Study
Longmeadow High School - Longmeadow, MA

Dear Ms. Pichetti:

We are in receipt of your November 3, 2009 letter RE: Preliminary Evaluation of Feasibility Study. Thank you for your initial comments and the opportunity to provide further clarification and additional information for your review. Below please find our responses to your requests for clarification and additional information:

MSBA: *Although the District's preferred option is a combination of new construction (80%) and renovation (20%), the majority of the space that would be renovated under this option is associated with spaces that are categorically ineligible for MSBA reimbursement (e.g., the pool, administrative office space, maintenance garage, etc.). As such, the MSBA views this option as new construction and therefore would not consider a proposed project for this option as eligible for any of the MSBA's five renovation incentive reimbursement points.*

RESPONSE: The School Building Committee (SBC) held several public forums during the Feasibility Study process at which community members recognized the economic and environmental benefits of reusing buildings. As noted in the Feasibility Study, reusing the 1971 wing is a logical progression from the existing conditions analysis. This analysis shows the overall systems are in better shape in the 1971 wing than in the prior building construction. The SBC agrees with the concept of renovating this portion of the existing high school. While we would like to continue to pursue the possibility of receiving one of the renovation incentive reimbursement points based on the 20% renovation proposed, we understand that given the amount of new construction proposed we may not be eligible for any renovation incentive reimbursement points.

MSBA: *If we were to proceed with an option that retained these categorically ineligible portions of the building, all costs associated with the renovation of these spaces would need to be clearly defined and separated from those costs that may be eligible for MSBA reimbursement in the project scope and budget agreement for a proposed project.*

Longmeadow Public Schools•127 Grassy Gutter Road• Longmeadow• MA• 01106

•www.longmeadow.k12.ma.us/dist/

REPOSE: The SBC concurs that a majority of the renovated spaces are categorically ineligible for MSBA reimbursement. Existing spaces such as the pool are extremely important components to the high school's current educational program. While part of the total project, the District understands that the construction costs related to the renovation would not be eligible for MSBA reimbursement.

MSBA: *Given the location of the High School on the site, the proposed retention of these categorically ineligible spaces appears to have limited the review of other options and potential additions and/or new structures.*

RESPONSE: OMR Architects developed multiple alternative concepts during the initial phase of the Feasibility Study that explored a wide range of renovation and new construction options. Based on feedback at the Public Forums and from the SBC, options were narrowed based on community goals and values, educational visioning feedback and development criteria. These criteria are shown on the development matrix in the Feasibility Study. The eight alternative options advanced in further detail represent renovation, new construction and a no build option, as approved by the SBC and in response to town feedback.

MSBA: *Utilizing the highest square foot construction cost presented in the District's feasibility study, the cost of an 185,000 square foot building (1,000 students x the MSBA allowance of 185 square feet per student) would be approximately \$48,000,000 versus the proposed construction cost of Option 2B of \$63,795,000.*

RESPONSE: Option 2B includes 188,000sf of new construction. The DG Jones cost estimate included in the Feasibility Study breaks out construction cost for new construction and renovation. The construction cost (including general conditions, escalation and estimating contingency) was estimated at \$269.25/sf. Using this figure, the cost of an 185,000 square foot building would be approximately \$49,811,000.

MSBA: *The District's Statement of Interest for the High School states that the portion of the facility that is to be renovated is in the worst condition. This is also stated in the feasibility study prepared by Kaestle Boos but appears to be contradicted by the more recent feasibility study conducted by OMR.*

RESPONSE: The Kaestle Boos 2005 Facility Assessment and Space Needs Study (with 2007 amendment) as referenced in Longmeadow's Statement of Interest, provided a very limited, cursory review of the existing conditions of Longmeadow High School. The MSBA's April 2009 review of the Kaestle Boos Study noted that the preferred option of a total new facility was not sufficiently supported. The District concurred with the MSBA and formed an existing conditions subcommittee during the Feasibility Study and specifically tasked OMR Architects with detailing the existing conditions of the building so that realistic renovation options could be explored.

The 1971 addition is the newest of the major additions. As stated in the OMR Feasibility Study, in our professional opinion and contradictory to the KB study, our

findings show that the 1971 wing is in better condition than the remainder of the building. The vast column free open spaces with high ceilings, currently occupied by the Business Technology and Media Center, are particularly conducive to adaptive reuse and space planning for 21st century educational needs as shown and developed in the 2B Option. This wing has benefited from recent upgrades to the various pool systems in the natatorium, an independent mechanical system from the older wings' system, recent electrical upgrades and a full replacement of the existing roof. All of the interior finishes and materials are in excellent condition. Given the age of the building, there are architectural issues that would need to be addressed, most notably handicapped accessibility and brick remediation at the window heads and sills, but these are minor as compared to the work that would need to be performed in the other older parts of the building. In addition, phasing of the work of this portion of the building will be more streamlined than in the rest of the existing building due to this wing's level of quality, lack of complexity and location in relation to the final, completed building design.

Structurally, the 1971 wing is in good condition. Foundations and steel framing appear to be performing adequately and as intended. The 1971 addition is the only section of the Longmeadow High School complex that has a complete lateral load resisting system, designed to resist wind and seismic loading. Accordingly, and as noted in FBRA's *Preliminary Design Structural Narrative* of October 9, 2009, we expect that the level of structural work that would be required to renovate this wing would be minimal.

Although the existing mechanical and electrical systems in the 1971 wing do not incorporate energy-efficient techniques, the 1971 wing in general is capable of incorporating highly efficient mechanical and electrical systems which are widely considered in present day new school construction. Within the last five years, the school has undergone a lighting system upgrade through Northeast Utilities energy efficiency program and consideration will be given to the reuse of the existing lighting system in the 1971 re-construction. From the perspective of mechanical and electrical systems, the 1971 addition is the most suitable for reuse relative to the existing building and the subsequent additions.

MSBA: (a) *The OMR feasibility study does not adequately address the issues of other available sites, siting of new construction options northeast of the existing building (on playing fields) and/or (b) the cost of new construction in accordance with MSBA guidelines and no renovated space.*

RESPONSE: (a) As part of its initial design process, OMR Architects investigated potential off site options for school construction as well as potential town-owned buildings for renovation. As stated in the study, no existing buildings or vacant sites for construction exist in Longmeadow.

OMR Architects then developed a series of concept alternatives exploring both potential new construction on multiple locations on site including the playfields and renovation of the existing building with various additions. Based on their design analysis, OMR

Architects then further refined the development options to include options that were the most economically efficient while retaining the ability to meet Longmeadow's educational program. Option 3A in the Feasibility Study is new construction of a 185,000sf school in accordance with MSBA guidelines. The existing high school is 248,000 square feet. Longmeadow High School is a high performing academic institution where students are required to take six core classes, four years of physical education, and additional blocks of science in a tiered curriculum (1 additional block for regular levels, 2 additional blocks for Honors, and 3 additional blocks for Advanced Placement). In addition, the school regularly receives national recognition for student performance in art and music (Longmeadow has repeatedly been named as a Grammy Award winning music program). There are also extremely high levels of participation of students in Art (40%), in Music (50%), in at least 1 extracurricular activity (75%), and in our highly successful Athletic program (85%). Consequently, it was determined that Option 3A at 185,000 square foot would not meet Longmeadow's educational program needs. The preferred option 2B reduces the existing square footage to 240,000sf and meets the educational program

OMR Architects also evaluated new construction on the existing playfields across Bliss Road. Given the size of land across Bliss Road, the parking for all students and teachers as well as the location of all athletic fields would need to be located across this heavily trafficked road. The safety concerns with students crossing Bliss Road deemed this option impractical. In addition, the costs of the necessary rerouting of town roads, upgrading of town infrastructure, and altering of community traffic patterns made this option economically unviable. Other negative factors of this option were the proximity of this site to the elementary school and the replacement costs of existing playing fields that are in very good condition.

(b) Option 2B includes analysis of new construction of 188,000sf adjacent to the existing building. The cost of new construction in accordance with MSBA guidelines and no renovated space was available by analyzing the breakout cost estimate data under option 2B that included 188,000sf of new construction. The construction cost (including general conditions, escalation and estimating contingency) for new construction was estimated at \$269.25/sf.

MSBA: *Any proposed solution involving new construction must comply with the MSBA's Space Summary Guidelines. As proposed, the gross square footage for new construction in Option 2B exceeds the MSBA's guidelines.*

RESPONSE: Attached please find a revised space summary for Option 2B that meets the MSBA guidelines for new construction. We have also included a separate space summary for the new construction. Although this is one project, the separate space summary for new construction will assist in defining and separating the renovated spaces for costs as required by the MSBA in your November 3, 2009 letter.

MSBA: *Please clarify (a) the extent of renovation that is assumed in generating the cost estimates as well as the phasing, escalation and general condition costs. (b) Please also clarify the unit costs utilized for the foundation and shell costs as compared between*

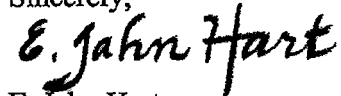
Option 2A1 and 2B, (c) adjustments to the cost of the structural requirements for seismic design as impacted by recent amendments to Chapter 34.00 of the Massachusetts State Building Code and (d) any cost included as a result of structural fill requirements noted in the geotechnical report.

RESPONSE: (a) Section 5.1 of the Feasibility Study details the extent of renovation for each development option used to generate the cost estimates, phasing, escalation and general conditions cost. (b) OMR is reviewing the costs with its estimator and will provide supplemental information early next week (c) OMR is reviewing possible impacts of Chapter 34 amendments with its structural engineer and will provide supplemental information early next week (d) OMR is reviewing the structural fill requirements with its geotechnical consultant and will provide supplemental information early next week.

MSBA Attachment 1 reviews the space summary for Option 2B. Option 2B as proposed includes 188,000sf of new construction which is above the MSBA guidelines of 185,000sf for Longmeadow High School's design enrollment of 1,000 students. The District has reduced the gross square footage of new construction to comply with MSBA guidelines (see attached Space Summaries). In order to meet the educational program of Longmeadow High School and given that there are program spaces in both the new and renovated portions of the project, there will be some educational spaces within the 185,000sf space summary that are below and some educational spaces above the MSBA guidelines. The District will not exceed overall new gross square footage of 185,000sf allowed by the MSBA.

We look forward to continued collaboration with the MSBA on this exciting project and an anticipated November 18 MSBA Board decision to advance to Schematic Design. Please let me know if you need any additional information.

Sincerely,



E. Jahn Hart
Superintendent

cc: Senator Gale Candaras
Representative Brian Ashe
Robert E. Barkett, Chair of Board of Selectman, Co-Chair School Building Committee
Robin Crosbie, Town Manager
Mary Vogel, Chair of School Committee
Christine Swanson, Co-Chair School Building Committee
Jeff Luxenberg, OPM (Joslin Lesser & Associates)

Robin Crosbie

From: Jahn Hart [jhart@Longmeadow.k12.ma.us]
Sent: Tuesday, November 10, 2009 12:54 PM
To: Jahn Hart; Kevin Sullivan
Cc: Luxenberg, Jeffery; Luskin, Noah; Chris Alles; George Driscoll; Mary Pichetti; Gale.candaras@state.ma.us; Rep.BrianAshe@hou.state.ma.us; rebarkett@gmail.com; Robin Crosbie; swansonlsc@msn.com; Christine Swanson (School Committee); Mary Vogel (School Committee); Dianne Georgantas
Subject: RE: Initial Review of Feasibility Study for the Longmeadow H.S. - Supplemental Information
Attachments: Supplemental Information to MSBA 11-6-09 review of FSSigned.doc.pdf; Longmeadow High School - Preliminary Comments on 780 CMR Chapter 34 Revisions .pdf

As promised in our email and letter of November 6th, I have attached the supplemental information in response to the Preliminary Evaluation of the Feasibility Study.

Please feel free to contact me with any questions.

We look forward to seeing you on November 18th.

Sincerely,

Jahn Hart

*E. Jahn Hart
 Superintendent
 Longmeadow Public Schools
 "eyes on the child - learning"
 127 Grassy Gutter Road
 Longmeadow, MA 01106
 PHONE: 413-565-4200, ext. 12
 FAX: 413-565-4215
 jhart@longmeadow.k12.ma.us*

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From: Jahn Hart
Sent: Friday, November 06, 2009 4:38 PM
To: 'Kevin Sullivan'
Cc: Luxenberg, Jeffery; Luskin, Noah; Chris Alles; George Driscoll; Mary Pichetti; 'Gale.candaras@state.ma.us'; Ashe Brian (Rep.BrianAshe@hou.state.ma.us); Bobby Barkett (rebarkett@gmail.com); 'Robin Crosbie'; Christine Swanson (swansonlsc@msn.com); Christine Swanson (School Committee); Mary Vogel (School Committee); Dianne Georgantas
Subject: RE: Initial Review of Feasibility Study for the Longmeadow H.S.

11/15/2010

Dear Ms. Pichetti et al,

Attached is Longmeadow's response to your preliminary evaluation of the feasibility study. Included is a revised space summary for the project, as well as a revised space summary for the new construction only.

Please feel free to contact me with any questions.

We look forward to seeing you on November 18th.

A hard copy will follow.

Sincerely,

Jahn Hart

*E. Jahn Hart
Superintendent
Longmeadow Public Schools
"eyes on the child - learning"
127 Grassy Gutter Road
Longmeadow, MA 01106
PHONE: 413-565-4200, ext. 12
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jhart@longmeadow.k12.ma.us*

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From: Kevin Sullivan [mailto:Kevin.Sullivan@MassSchoolBuildings.org]
Sent: Tuesday, November 03, 2009 1:54 PM
To: Jahn Hart
Cc: Luxenberg, Jeffery; Luskin, Noah; Chris Alles; George Driscoll; Mary Pichetti
Subject: Initial Review of Feasibility Study for the Longmeadow H.S.

Superintendent Hart:

Attached please find a letter and comments from our initial review of the Feasibility Study for the Longmeadow High School. A hard copy is being mailed out today. If you have any questions or concerns do not hesitate to call or email me.

Thanks,

Kevin

11/15/2010

	Option 1B	Option 2A-1	Option 2B
Proposed Square Footage	248,500	234,000	237,000
Proposed New Construction Square Footage	500	63,000	185,000
Proposed Renovation Square Footage	248,000	171,000	52,000
Construction Duration (months)	54	42	27
Estimated Completion Opening Date	Jan-2016	Jan-2015	Sep-2013

TOTAL PROJECT COST SUMMARY

Construction Costs			
A Substructure	10,000	756,000	1,880,000
B Shell	4,410,000	7,487,000	11,504,000
C Interiors	8,834,000	8,400,000	8,752,000
D Services	15,780,000	14,870,000	15,100,000
E Equipment & Furnishings	4,476,000	4,512,000	4,896,000
F Special Construction / Demolition	5,912,000	4,816,000	2,672,000
G Sitework	2,609,000	3,042,000	3,720,000
General Conditions	6,092,000	5,157,000	4,074,000
Escalation	6,040,000	5,351,000	4,877,000
Estimating Contingency	8,115,000	7,284,000	6,320,000
Total Construction Costs	62,278,000	61,675,000	63,795,000
Construction Costs/Square Foot	251	264	266
Indirect Costs			
Soft Costs (FS Form 3011)	10,830,000	10,830,000	10,830,000
Construction Contingency (FS Form 3011)	4,465,661	4,465,661	4,465,661
Owner's Contingency (FS Form 3011)	802,000	802,000	802,000
Subtotal Indirect Costs	16,097,661	16,097,661	16,097,661
Total Project Costs	78,375,661	77,772,661	79,892,661
Project Costs/Square Foot	315	332	337

TOWN/MSBA SHARE BREAKDOWN

	Total Project Costs	78,375,661	77,772,661	79,892,661
MSBA Ineligible Costs				
Modulars	(3,056,000)	(1,875,000)	-	-
1971 Building (Pool, Lockers, Central Admin, adl sf)				(8,385,000)
Central Admin, Pool, Lockers (28,600sf)	(4,611,750)	(4,611,750)		
Hazmat (VAT)	(150,000)	(150,000)		(150,000)
Subtotal Ineligible Costs	(7,817,750)	(6,636,750)	(8,535,000)	(8,535,000)
Basis for MSBA Grant	70,557,911	71,135,911	71,357,661	71,357,661
MSBA Reimbursable Rate				
Base Rate	47.84%	47.84%	47.84%	47.84%
Green Building	2.00%	2.00%	2.00%	2.00%
Maintenance	1.00%	1.00%	1.00%	1.00%
Renovation	5.00%	3.47%	0.00%	0.00%
Final MSBA Reimbursement Rate	55.84%	54.31%	50.84%	50.84%
Estimated MSBA Grant				
	39,400,538	38,058,219	36,278,270	36,278,270
Estimated Town Share				
	38,976,123	39,714,442	43,614,391	43,614,391
Estimated Total Project Cost				
	78,375,661	77,772,661	79,892,661	79,892,661

* In Options 1B and 2A-1 the 1971 Building is an integral part of the educational program and includes reimbursable spaces; the ineligible areas total 28,600sf as indicated

NOTE: The anticipated savings of retaining interior walls and not altering existing room areas in Options 1B could total as much as \$1.9 million - the cost estimator is attempting to refine this number

LONGMEADOW PUBLIC SCHOOLS

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"Eyes On The Child-Learning"



E. Jahn Hart, Superintendent of Schools
Maureen Wilson, Assistant Superintendent for Instruction

Phone: (413) 565-4200
Fax: (413) 565-4215

November 10, 2009

Ms. Mary Pichetti
Director of Capital Planning
Massachusetts School Building Authority
40 Broad Street
Boston, MA 02109

RE: Supplemental Information
Preliminary Evaluation of Feasibility Study
Longmeadow High School - Longmeadow, MA

Dear Ms. Pichetti:

On November 6, 2009 we provided a response to your November 3, 2009 letter RE: Preliminary Evaluation of Feasibility Study. Below please find the supplemental information and attached memorandum we noted would follow in response to a specific MSBA request:

MSBA: *Please clarify (a) the extent of renovation that is assumed in generating the cost estimates as well as the phasing, escalation and general condition costs. (b) Please also clarify the unit costs utilized for the foundation and shell costs as compared between Option 2A1 and 2B, (c) adjustments to the cost of the structural requirements for seismic design as impacted by recent amendments to Chapter 34.00 of the Massachusetts State Building Code and (d) any cost included as a result of structural fill requirements noted in the geotechnical report.*

11.6 RESPONSE: (a) Section 5.1 of the Feasibility Study details the extent of renovation for each development option used to generate the cost estimates, phasing, escalation and general conditions cost. (b) OMR is reviewing the costs with its estimator and will provide supplemental information early next week (c) OMR is reviewing possible impacts of Chapter 34 amendments with its structural engineer and will provide supplemental information early next week (d) OMR is reviewing the structural fill requirements with its geotechnical consultant and will provide supplemental information early next week.

SUPPLEMENTAL INFORMATION:

- b) Unit Costs for Foundation work- **Typical** unit costs are:
 - a). Excavation including part backfill & removal - \$24/cy.
 - b). Concrete in place – range of \$135/cy to \$170/cy depending on location.
 - c). Formwork – range of \$7.50/sf to \$9.50/sf depending on location.
 - d). Reinforcement - \$1.00/lb.
 - e). Structural fill – \$28/cy.

Based on similar projects (size and usage) for which we have previously prepared Cost Estimates, the difference in the unit costs between Options 2A1 and 2B reflects the smaller scope of work in Option 2A1. We would expect lower unit costs for larger GFA.

Unit Costs for Shell work- Exterior Enclosure **Typical** unit costs are:

- a). Solid exterior wall including full back up & miscellaneous items - \$55/sf.
- b). Window systems complete with miscellaneous items - \$80/sf.

Based on similar projects (size and usage) for which we have previously prepared Cost Estimates, the difference in the unit costs between Options 2A1 and 2B reflects the increased exterior wall area enclosure in Option 2A1 as a proportion of the GFA as compared with Option 2B.

- c) **Structural Requirements for Seismic Design:** The cost estimates for the Renovation work include allowances for seismic requirements. The difference in the unit costs between Options 2A1 and 2B reflects the larger renovation GFA in Option 2A1 as compared with Option 2B – we would expect lower unit costs for larger GFA.

Superstructure- **Typical** unit costs used in the estimate are:

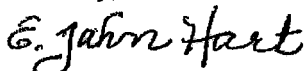
- a). Structural steel - \$2,500/ton.
- b). Galvanized composite floor deck - \$3.40/sf
- c). Concrete topping to composite deck - \$235/cy.

In addition, the Structural Engineer has reviewed the late August 2009 revisions to 780 CMR Chapter 34 and has summarized his preliminary comments in an attached memorandum. In summary, Option 2A.1 would still require the same Level 2 of structural work in the remaining 1950's wings as shown in our initial report, due to the extensive demolition of interior primary masonry walls and due to FBRA's recommendations for lateral load resistance systems, while the Gymnasium and Auditorium would require slightly less structural improvements than originally required. The work in the 1971 wing would not change and would still be minimal. Therefore, we do not expect any significant change or impact relative to the current cost estimate.

- d) **Structural fill:** Allowances have been included in the cost estimate, but our estimators have assumed a balanced site for cut and fill. With the information known at this time in the feasibility study, we do not feel there is a significant impact to the current cost estimate relative to the geotechnical report, and the team will work towards achieving a balanced site in the final design solution.

Please let me know if you need any additional information.

Sincerely,



E. Jahn Hart
Superintendent

cc: Senator Gale Candaras
Representative Brian Ashe
Robert E. Barkett, Chair of Board of Selectman, Co-Chair School Building Committee
Robin Crosbie, Town Manager
Mary Vogel, Chair of School Committee
Christine Swanson, Co-Chair School Building Committee
Jeff Luxenberg, OPM (Joslin Lesser & Associates)

Robin Crosbie

From: Jahn Hart [jhart@Longmeadow.k12.ma.us]
Sent: Wednesday, November 11, 2009 10:32 PM
To: Jahn Hart; Kevin Sullivan; Katherine Craven
Cc: Luxenberg, Jeffery; Luskin, Noah; Chris Alles; George Driscoll; Mary Pichetti; Gale.candaras@state.ma.us; Rep.BrianAshe@hou.state.ma.us; rebarkett@gmail.com; Robin Crosbie; swansonlsc@msn.com; Christine Swanson (School Committee); Mary Vogel (School Committee); Dianne Georgantas; Jeanne Roberts
Subject: Response to MSBA Letter of 11-10-09 - URGENT
Importance: High

Attachments: LHSNov11th ResponseToMSBALetterOf11-10-09.pdf; FINAL 11.11 MSBA cost analysis.pdf

Please see the attached letter and requested cost analysis in response to your letter of yesterday, November 10th.

Please note that the representatives of the Longmeadow High School project respectfully request a meeting with MSBA on Friday, November 13th or Monday, November 16th.

We would like to remain on the schedule for the November 18th Board meeting.

My cell phone is 413-426-6332.

Thank you,

E. Jahn Hart
 Superintendent
 Longmeadow Public Schools
 "eyes on the child - learning"
 127 Grassy Gutter Road
 Longmeadow, MA 01106
 PHONE: 413-565-4200, ext. 12
 FAX: 413-565-4215
 jhart@longmeadow.k12.ma.us

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From: Jahn Hart
Sent: Tue 11/10/2009 12:54 PM
To: Jahn Hart; 'Kevin Sullivan'
Cc: 'Luxenberg, Jeffery'; 'Luskin, Noah'; 'Chris Alles'; 'George Driscoll'; 'Mary Pichetti'; 'Gale.candaras@state.ma.us'; 'Ashe Brian (Rep.BrianAshe@hou.state.ma.us)'; 'Bobby Barkett (rebarkett@gmail.com)'; 'Robin Crosbie'; 'Christine Swanson (swansonlsc@msn.com)'; Christine Swanson (School Committee); Mary Vogel (School Committee); Dianne Georgantas
Subject: RE: Initial Review of Feasibility Study for the Longmeadow H.S. - Supplemental Information

As promised in our email and letter of November 6th, I have attached the supplemental information in

11/15/2010

response to the Preliminary Evaluation of the Feasibility Study.

Please feel free to contact me with any questions.

We look forward to seeing you on November 18th.

Sincerely,

Jahn Hart

*E. Jahn Hart
Superintendent
Longmeadow Public Schools
"eyes on the child - learning"
127 Grassy Gutter Road
Longmeadow, MA 01106
PHONE: 413-565-4200, ext. 12
FAX: 413-565-4215
jhart@longmeadow.k12.ma.us*

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From: Jahn Hart

Sent: Friday, November 06, 2009 4:38 PM

To: 'Kevin Sullivan'

Cc: Luxenberg, Jeffery; Luskin, Noah; Chris Alles; George Driscoll; Mary Pichetti; 'Gale.candaras@state.ma.us'; Ashe Brian (Rep.BrianAshe@hou.state.ma.us); Bobby Barkett (rebarkett@gmail.com); 'Robin Crosbie'; Christine Swanson (swansonlsc@msn.com); Christine Swanson (School Committee); Mary Vogel (School Committee); Dianne Georgantas

Subject: RE: Initial Review of Feasibility Study for the Longmeadow H.S.

Dear Ms. Pichetti et al,

Attached is Longmeadow's response to your preliminary evaluation of the feasibility study. Included is a revised space summary for the project, as well as a revised space summary for the new construction only.

Please feel free to contact me with any questions.

We look forward to seeing you on November 18th.

A hard copy will follow.

Sincerely,

Jahn Hart

11/15/2010

*E. Jahn Hart
Superintendent
Longmeadow Public Schools
"eyes on the child - learning"
127 Grassy Gutter Road
Longmeadow, MA 01106
PHONE: 413-565-4200, ext. 12
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From: Kevin Sullivan [mailto:Kevin.Sullivan@MassSchoolBuildings.org]
Sent: Tuesday, November 03, 2009 1:54 PM
To: Jahn Hart
Cc: Luxenberg, Jeffery; Luskin, Noah; Chris Alles; George Driscoll; Mary Pichetti
Subject: Initial Review of Feasibility Study for the Longmeadow H.S.

Superintendent Hart:

Attached please find a letter and comments from our initial review of the Feasibility Study for the Longmeadow High School. A hard copy is being mailed out today. If you have any questions or concerns do not hesitate to call or email me.

Thanks,

Kevin

11/15/2010

LONGMEADOW PUBLIC SCHOOLS

Longmeadow • Massachusetts • 01106

"Eyes On The Child-Learning"



E. Jahn Hart, Superintendent of Schools
Maureen Wilson, Assistant Superintendent for Instruction

Phone: (413) 565-4200
Fax: (413) 565-4215

November 11, 2009

Ms. Katherine Craven
Executive Director
Massachusetts School Building Authority
40 Broad Street
Boston, MA 02109

Ms. Mary Pichetti
Director of Capital Planning
Massachusetts School Building Authority
40 Broad Street
Boston, MA 02109

RE: Longmeadow Public Schools, Longmeadow High School

Dear Ms. Craven and Ms. Pichetti:

We are in receipt of your November 10, 2009 letter RE: Longmeadow Public Schools, Longmeadow High School. In our continuous effort to create a collaborative process, the District contacted our MSBA project manager in early September requesting a meeting to show the development alternatives being pursued in the Feasibility Study.

Given the complexity of the project and the options being vetted, we determined that a face-to-face meeting to review the documents would provide a more informed approach. We requested a meeting with MSBA representatives in early September. The MSBA scheduled a meeting for October 2, 2009 with the District representatives, Owner's Project Manager and Architect. However, on the afternoon of October 1, 2009, the MSBA cancelled the meeting as it did not feel there was significant time to review documents in advance and provide feedback. The District submitted the Feasibility Study on October 9, 2009 and again requested additional time to meet with the MSBA to review the documentation. We were told by the MSBA that a conference call would be arranged to discuss the study however that also did not occur.

Given the MSBA concerns outlined in your November 10, 2009 letter and the complexity of the development options, we feel it is critical to meet with MSBA representatives immediately to effectively address any outstanding issues. Any delay in the project timeline will increase the time to market and result in additional un-planned escalations in costs.

We appreciate the opportunity to provide further clarification for your review. Below please find our responses to your comments and requests for additional information.

MSBA: *The overall condition of the building is solid and the renovation options outlined in the feasibility study rely heavily on very little retention of the existing spaces*

RESPONSE: As documented in the Feasibility Study, a detailed existing conditions analysis was conducted by OMR Architects and their design team. While the existing building exterior is structurally sufficient, the internal systems are in poor condition. The analysis concludes that all MEP systems have exceeded their useful lifespan and need full replacement. In addition, code deficiencies include life safety and sprinklers, ADA compliance and Title 9 non-compliance.

MSBA: *Renovation alternatives were developed in the feasibility study generating the option for widespread demolition based on the assumption that the MSBA would not approve certain classroom sizes under our minimum guidelines.*

RESPONSE: This statement is incorrect. Option 1A is a renovation option that does not change any of the existing room sizes. Options 2A-1 and 2B were not developed solely based on the assumption that MSBA would not approve classroom sizes under its minimum guidelines. The alternatives generated demolition based on the existing building's inability to deliver a 21st century educational program, its current lack of functionality and deficient code compliance.

This project is a school project and the overreaching goal established by the School Building Committee ("SBC") was to support the Teaching and Learning Standards required for the 21st century through a flexible and adaptable building. The SBC held intense educational visioning workshops and several public meetings to develop an effective educational program to meet 21st century educational standards. We invite you to view the documentation of those events on our web site: <http://www.longmeadow.org/sbc/>

Many hours were spent developing a set of project goals and guiding principles to meet these objectives. These principles are included in the Feasibility Study. The existing program spaces do not meet these principles and do not accomplish the educational objectives of Longmeadow. Our analysis of all development options against these principles is shown in a development matrix in the Feasibility Study. Our analysis shows Option 1A does not meet our educational goals specifically due to the size and location of program spaces. Options 2A-1 and 2B generate "widespread demolition" not due to MSBA guidelines but because they are the only options that can deliver the educational goals to our students.

From a functionality and code compliance standpoint, many of the existing spaces must be altered in size due to ADA compliance and Title 9 compliance. Also, the existing building is a sprawling facility with high school administration poorly located. The necessity to locate the high school administration in an effective area subsequently led to the relocation and resizing of program spaces throughout the building during the design process.

MSBA: *All costs associated with the 1971 portion of the facility must be clearly separated from any costs associated with that portion of the facility in which the MSBA may participate. This separate cost should include all costs associated with renovation of the 1971 portion (e.g., phasing, escalation and general conditions, etc).*

RESPONSE: As documented in the Feasibility Study and stated in our November 6 response, the DG Jones cost estimate breaks out construction cost for new construction and renovation of the 1971 portion including general conditions, escalation and estimating contingency.

MSBA: *The remaining costs for Options 2A -1 and 2B should then be compared side by side, excluding the 1971 portion of the facility that is proposed to be renovated, and adjusted, as may be necessary, based upon the questions from the MSBA's June 3, 2009 letter.*

RESPONSE: We assume that the MSBA references its November 3, 2009 letter as the MSBA's June 3 letter is only a notice of Designer Selection interviews. Attached please find costs for Options 2A-1 and 2B excluding the 1971 portion of the building.

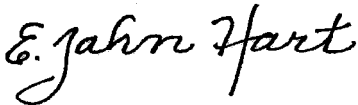
MSBA: *Please provide a listing of all existing classroom spaces, their associated square footage and the reasons for any adjustments that may be necessary to these classrooms as needed for the educational program. This analysis must include the inventory of spaces, as well as their uses, average class size and current deficiencies in meeting the educational program.*

RESPONSE: The design team is currently developing the requested analysis for your review. However, the complexity of this rationale highlights the importance of meeting directly and in person with MSBA representatives to discuss the development options. We believe it is ineffective to convey our decision-making process via written correspondence and that valuable time is being lost through this process. We believe we should be given the opportunity to respond to these questions in person.

In conclusion, the District submitted the Feasibility prior to the MSBA deadline and has responded immediately to the November 3 and November 10 MSBA requests for clarification and additional information. We feel that the information provided to-date along with an immediate meeting with MSBA representatives will remove any MSBA uncertainty of our decision to support option 2B. It is premature at this point given the lack of face-to-face discussion to not strive for a recommendation for a preferred schematic design at the November 18, 2009 Board of Directors Meeting.

We understand that your offices are closed today due to the observance of Veteran's Day. The District is available to meet any time at your convenience on Friday, November 13th or Monday, November 16th. Please let me know what day and time best meet your schedule. You may contact me at my office or directly via cell phone: 413-426-6332.

Sincerely,



E. Jahn Hart
Superintendent

cc: Senator Gale Candaras
Representative Brian Ashe
Robert E. Barkett, Chair of Board of Selectman, Co-Chair School Building Committee
Robin Crosbie, Town Manager
Mary Vogel, Chair of School Committee
Christine Swanson, Co-Chair School Building Committee
Jeff Luxenberg, Joslin Lesser & Associates
Jeanne Roberts, Office of Michael Rosenfeld Architects

Robin Crosbie

From: Jahn Hart [jhart@Longmeadow.k12.ma.us]
Sent: Friday, November 13, 2009 4:22 PM
To: Jahn Hart; Kevin Sullivan; Katherine Craven
Cc: Luxenberg, Jeffery; Luskin, Noah; Chris Alles; George Driscoll; Mary Pichetti; Gale.candaras@state.ma.us; Rep.BrianAshe@hou.state.ma.us; rebarkett@gmail.com; Robin Crosbie; swansonisc@msn.com; Christine Swanson (School Committee); Mary Vogel (School Committee); Dianne Georgantias; Jeanne Roberts; Lawrence Berte; slessar@joslinlessar.com; Whitney Granger; Chuck Koehler
Subject: Meeting with MSBA on Monday, November 16th
Importance: High

Thank you for arranging a meeting to discuss our building project.

Please accept this confirmation of our plans to meet in the MSBA offices at 1:00 p.m. on Monday, November 16, 2009.

Anticipated attendees* include the following:

- Christine Swanson, Longmeadow School Building Committee (SBC) Co-Chair and School Committee Member
- Bobby Barkett, SBC Co-Chair and Select Board Chairperson
- Robin Crosbie, Longmeadow Town Manager and SBC Member
- E. Jahn Hart, Superintendent of the Longmeadow Public Schools and SBC Member
- Larry Berte, Principal of Longmeadow High School and SBC Member
- Representative Brian Ashe
- Senator Gale Candaras or designee
- Congressman Richard Neal or designee
- Stuart Lesser, Joslin, Lesser and Associates, Inc.
- Jeffrey Luxenberg, Joslin, Lesser and Associates, Inc.
- Noah Luskin, Joslin, Lesser and Associates, Inc.
- Whitney Granger, The Office of Michael Rosenfeld, Inc., Architects
- Jeanne Roberts, The Office of Michael Rosenfeld, Inc., Architects
- Charles (Chuck) Koehler, The Office of Michael Rosenfeld, Inc., Architects
- Dr. Frank Locker, Frank Locker Educational Planning

* Given scheduling challenges, some of the listed attendees may not be available to attend

Following soon will be the requested documentation related to classroom spaces and class sizes.

Thank you. Please let me know if you have any questions prior to our meeting on Monday.

E. Jahn Hart
 Superintendent
 Longmeadow Public Schools
 "eyes on the child - learning"
 127 Grassy Gutter Road
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Cc: 'Luxenberg, Jeffery'; 'Luskin, Noah'; 'Chris Alles'; 'George Driscoll'; 'Mary Pichetti'; 'Gale.candaras@state.ma.us'; 'Ashe Brian (Rep.BrianAshe@hou.state.ma.us)'; 'Bobby Barkett (rebarkett@gmail.com)'; 'Robin Crosbie'; 'Christine Swanson (swansonisc@msn.com)'; Christine Swanson (School Committee); Mary Vogel (School Committee); Dianne Georgantias; 'Jeanne Roberts'
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Please note that the representatives of the Longmeadow High School project respectfully request a meeting with MSBA on Friday, November 13th or Monday, November 16th.

We would like to remain on the schedule for the November 18th Board meeting.

My cell phone is 413-426-6332.

11/15/2010

Thank you,

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Sent: Tue 11/10/2009 12:54 PM
To: Jahn Hart; 'Kevin Sullivan'
Cc: 'Luxenberg, Jeffery'; 'Luskin, Noah'; 'Chris Alles'; 'George Driscoll'; 'Mary Pichetti'; 'Gale.candaras@state.ma.us'; 'Ashe Brian (Rep.BrianAshe@hou.state.ma.us)'; 'Bobby Barkett (rebarkett@gmail.com)'; 'Robin Crosbie'; 'Christine Swanson (swansonisc@msn.com)'; 'Christine Swanson (School Committee)'; 'Mary Vogel (School Committee)'; 'Dianne Georgantas'
Subject: RE: Initial Review of Feasibility Study for the Longmeadow H.S. - Supplemental Information

As promised in our email and letter of November 6th, I have attached the supplemental information in response to the Preliminary Evaluation of the Feasibility Study.

Please feel free to contact me with any questions.

We look forward to seeing you on November 18th.

Sincerely,

Jahn Hart

*E. Jahn Hart
 Superintendent
 Longmeadow Public Schools
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A hard copy will follow.

Sincerely,

Jahn Hart

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11/15/2010

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Sent: Tuesday, November 03, 2009 1:54 PM
To: Jahn Hart
Cc: Luxenberg, Jeffery; Luskin, Noah; Chris Alles; George Driscoll; Mary Pichetti
Subject: Initial Review of Feasibility Study for the Longmeadow H.S.

Superintendent Hart:

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Thanks,

Kevin

11/15/2010

Robin Crosbie

From: Jahn Hart [jhart@Longmeadow.k12.ma.us]
Sent: Tuesday, November 17, 2009 9:46 AM
To: Mary Pichetti; Kevin Sullivan; Katherine Craven
Cc: jluxenberg@josinlessner.com; nluskin@josinlessner.com; Chris Alles; George Driscoll; Gale.candaras@state.ma.us; Rep.BrianAshe@hou.state.ma.us; rebarkett@gmail.com; Robin Crosbie; swansonlsc@msn.com; Christine Swanson (School Committee); Mary Vogel (School Committee); Dianne Georgantas; jroberts@omr-architects.com; Lawrence Berte; slesser@josinlessner.com; wgranger@omr-architects.com; ckoehler@omr-architects.com
Subject: RE: Meeting with MSBA on Monday, November 16th
Dear Mary,

Thank you very much for the generous amount of time you and your project team gave to us yesterday. We appreciated the opportunity to discuss our decision-making process, our educational goals, our facility goals, and our justification for the preferred option for facility solution. We hope that we were able to sufficiently answer your questions so that you can comfortably make a positive recommendation to the Board tomorrow. Please let me know if there is any additional documentation that I can provide to assist you.

We also understand and appreciate the number of caveats that must be tied to your recommendation, as this is an evolving process and new data will require adjustments and new decisions.

I also commend your recommendation that we have a meeting to discuss and clarify communications going forward. There are many folks involved in this process and it makes sense to provide clarity about how to best communicate with all parties in the most efficient, effective, and respectful manner. Thank you! I look forward to meeting with you and Robin Crosbie, our Town Manager. Let me know when and how that can occur at your convenience.

Please feel free to contact me with any requests for additional information prior to the Board meeting tomorrow:

413-426-6332 cell
413-565-4200 x 12 work (or ext 14 direct)

Looking forward to seeing you tomorrow morning.

Sincerely,
Jahn Hart

E. Jahn Hart
Superintendent
Longmeadow Public Schools
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From: Mary Pichetti [mailto:Mary.Pichetti@MassSchoolBuildings.org]
Sent: Fri 11/13/2009 7:58 PM
To: Jahn Hart; Kevin Sullivan; Katherine Craven
Cc: jluxenberg@josinlessner.com; nluskin@josinlessner.com; Chris Alles; George Driscoll; Gale.candaras@state.ma.us; Rep.BrianAshe@hou.state.ma.us; rebarkett@gmail.com; rcrosbie@longmeadow.org; swansonlsc@msn.com; Christine Swanson (School Committee); Mary Vogel (School Committee); Dianne Georgantas; jroberts@omr-architects.com; Lawrence Berte; slesser@josinlessner.com; wgranger@omr-architects.com; ckoehler@omr-architects.com
Subject: Re: Meeting with MSBA on Monday, November 16th

Thank you for the information.

In addition to the questions noted in our previous correspondence, we have received questions from our preliminary review of your project with several board members. If you could plan to address these questions at our meeting on Monday, it would be appreciated.

We would appreciate it if you could speak to the vocational programs currently offered at the high school as well as any changes to these programs intended at the proposed project (additions or deletions). Please address what Longmeadow students may currently attend the vocational tech school and/or utilization of programs offered there by Longmeadow.

We need to be able to specifically address the high cost per square foot of the renovation option as compared to the new construction. This question has been expressed in our previous correspondence but will need to be definitively answered in any recommendation going forward to the board. Based on your responses to date, I believe the estimator is continuing to work on defining some of these costs.

We look forward to our meeting on Monday. Thank you.

Mary Pichetti

From: Jahn Hart
To: Jahn Hart ; Kevin Sullivan; Katherine Craven
Cc: Luxenberg, Jeffery ; Luskin, Noah ; Chris Alles; George Driscoll; Mary Pichetti; Gale.candaras@state.ma.us ; Rep.BrianAshe@hou.state.ma.us ; rebarkett@gmail.com ; Robin Crosbie ; swansonlsc@msn.com ; Christine Swanson (School Committee) ; Mary Vogel (School Committee) ;

11/15/2010

Dianne Georgantas ; Jeanne Roberts ; Lawrence Berte ; slesser@joslinlesser.com ; Whitney Granger ; Chuck Koehler
Sent: Fri Nov 13 16:56:57 2009
Subject: RE: Meeting with MSBA on Monday, November 16th

Attached is the Existing Conditions Space Summary with information about class size.

E. Jahn Hart
 Superintendent
 Longmeadow Public Schools
 "eyes on the child - learning"
 127 Grassy Gutter Road
 Longmeadow, MA 01106
 PHONE: 413-565-4200, ext. 12
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- Jeanne Roberts, The Office of Michael Rosenfeld, Inc., Architects
- Charles (Chuck) Koehler, The Office of Michael Rosenfeld, Inc., Architects
- Dr. Frank Locker, Frank Locker Educational Planning

* Given scheduling challenges, some of the listed attendees may not be available to attend

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Roberts'

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Importance: High

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My cell phone is 413-426-6332.

Thank you,

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Sincerely,

Jahn Hart

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 FAX: 413-565-4215
 jhart@longmeadow.k12.ma.us*

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From: Jahn Hart
Sent: Friday, November 06, 2009 4:38 PM
To: 'Kevin Sullivan'
Cc: Luxenberg, Jeffery; Luskin, Noah; Chris Alles; George Driscoll; Mary Pichetti; 'Gale.candaras@state.ma.us'; Ashe Brian (Rep.BrianAshe@hou.state.ma.us); Bobby Barkett (rebarkett@gmail.com); Robin Crosbie; Christine Swanson (swansonlsc@msn.com); Christine Swanson (School Committee); Mary Vogel (School Committee); Dianne Georgantas
Subject: RE: Initial Review of Feasibility Study for the Longmeadow H.S.

Dear Ms. Pichetti et al,

Attached is Longmeadow's response to your preliminary evaluation of the feasibility study. Included is a revised space summary for the project, as well as a revised space summary for the new construction only.

Please feel free to contact me with any questions.

We look forward to seeing you on November 18th.

A hard copy will follow.

Sincerely,

Jahn Hart

11/15/2010

E. Jahn Hart
Superintendent
Longmeadow Public Schools
"eyes on the child - learning"
127 Grassy Gutter Road
Longmeadow, MA 01106
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From: Kevin Sullivan [mailto:Kevin.Sullivan@MassSchoolBuildings.org]
Sent: Tuesday, November 03, 2009 1:54 PM
To: Jahn Hart
Cc: Luxenberg, Jeffery; Luskin, Noah; Chris Alles; George Driscoll; Mary Pichetti
Subject: Initial Review of Feasibility Study for the Longmeadow H.S.

Superintendent Hart:

Attached please find a letter and comments from our initial review of the Feasibility Study for the Longmeadow High School. A hard copy is being mailed out today. If you have any questions or concerns do not hesitate to call or email me.

Thanks,

Kevin